

Bylaw 18159

Bylaw to amend Bylaw 14779, as amended,
the Chappelle Neighbourhood Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on February 11, 2008, the Municipal Council of the City of Edmonton passed Bylaw 14779, as amended, being the Chappelle Neighbourhood Area Structure Plan; and

WHEREAS Council found it desirable from time to time to amend the Chappelle Neighbourhood Area Structure Plan through the passage of Bylaws 15295, 15206, 15549, 15706, 16039, 16386, 16477, 16589, 16680, 17225, 17670, 17916 and 17955; and

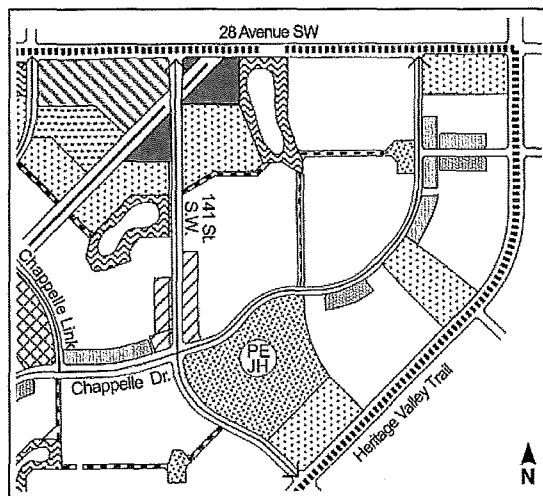
WHEREAS an application was received by Urban Form and Corporate Strategic Development to amend the Chappelle Neighbourhood Area Structure Plan; and
















WHEREAS Council considers it desirable to amend the Chappelle Neighbourhood Area Structure Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly as follows:

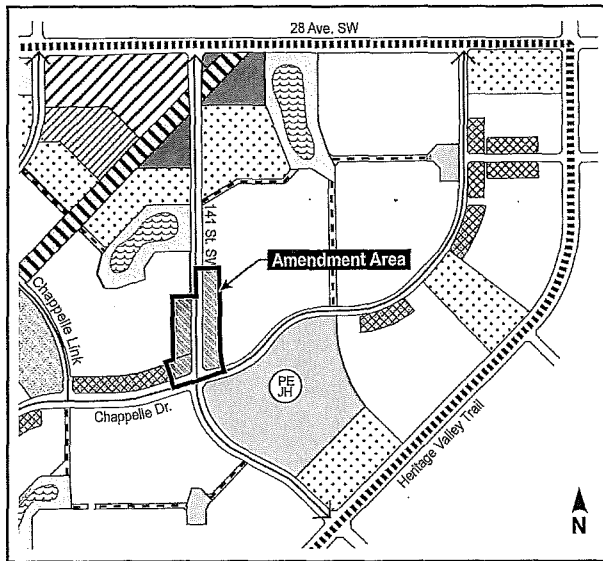
1. The Chappelle Neighbourhood Area Structure Plan is hereby amended by:
 - a. deleting the first sentence of Section 3.3.2 – Residential in its entirety and substituting the following, “Approximately 240 ha of the plan area are designed for residential land uses.”
 - b. deleting the first sentence of the first paragraph of Section 3.3 “Commercial” in its entirety and substituting the following: “Chappelle includes four commercial sites: one located along 28 Avenue SW between 141 Street SW and Chappelle Boulevard SW; a second located on a collector road and 41 Avenue SW; a third located east and west of Chappelle Drive SW and a fourth located at the intersection of 41 Avenue SW and Heritage Valley Trail.”
 - c. adding the following sentence to Section 3.3.3 – Commercial, under the second column entitled “NASP Policy” of Section 3.3.3.1; “The use of a Site Specific Direct Development Control Provision may be used to achieve commercial uses that are tailored to individual site characteristics, are compatible with surrounding uses, and meet the needs of neighbourhood residents.”

- d. deleting a portion therefrom the land use and population statistics entitled “Chappelle Neighbourhood Area Structure Plan Land Use and Population Statistics Bylaw 17955” and substituting the following excerpts:
- i. increasing “Area (ha)” of “Convenience Commercial” of the first table by 1.34 ha;
 - ii. updating the “% of GA” of the first table accordingly;
 - iii. updating both the “Area (ha)” and “% of GA” of the “Total Non-Residential Area” in the first table accordingly;
 - iv. updating both the “Area (ha)” and “% of GA” of the “Net Residential Area (NRA)” of the first table accordingly;
 - v. decreasing “Area (ha)” of “Row Housing” of the second table by 1.34 ha; and
 - vi. updating the “Units,” and “Population” and “% of NRA” columns of the second table accordingly; and
 - vii. updating the “Total” of the second table including “Area (ha)”, “Units” and “population” accordingly.
- e. deleting a portion of the map entitled “Bylaw 17955 Chappelle Neighbourhood Area Structure Plan (as approved)” as shown below:



	Low Density Residential		Urban Village Park
	Street Oriented Residential		Stormwater Management Facility
	Town House		Greenways / Multi-Use Trail
	Low Rise Apartments		Pipeline R/W
	High Density Residential		Collector Roadway
	Residents Association		NASP Boundary
	Commercial		
	School/Park		
	Public Elementary Junior High		

and substituting therefore the portion the map as shown below:

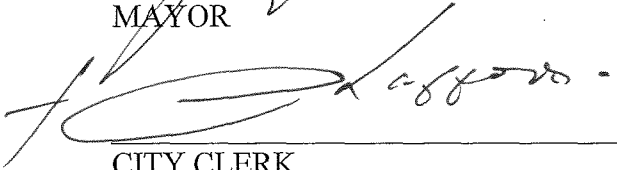


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|-----------------------------|--------------------------------|
| Low Density Residential | Public Elementary Junior High |
| Street Oriented Residential | Urban Village Park |
| Low Rise Apartments | Stormwater Management Facility |
| High Density Residential | Greenways / Multi-Use Trail |
| Residents Association | Pipeline R/W |
| Commercial | Collector Roadway |
| Neighbourhood Commercial | NASP Boundary |
| School/Park | |

READ a first time this 11th day of September , A. D. 2017;
 READ a second time this 11th day of September , A. D. 2017;
 READ a third time this 11th day of September , A. D. 2017;
 SIGNED and PASSED this 11th day of September , A. D. 2017.

THE CITY OF EDMONTON


MAYOR


CITY CLERK